



HOME

MARKETING & MANAGEMENT

CRAWSHA W AVENUE, PUDSEY LS28 7BT

£1,750 PCM

Edwardian Semi-Detached
4 Bedrooms + Study Landing
Open Plan Living/Kitchen/Dining
Large Lounge; Conservatory
4 Piece White Bathroom Suite
Lawn and Patio Gardens
Upvc Dbl Glazing; Gas C/Heating
Utility Cellar; Tree Lined Avenue
Available Now. Flexible on Rent & Term
FURNISHED OR UNFURNISHED; Deposit £2019.00



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GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

ROOM MEASUREMENTS

HALL 16' 11" x 6' 8" (5.16m x 2.03m) max

LOUNGE 17' 9" x 13' 11" (5.41m x 4.24m) max

LIVING KITCHEN AREA 20' 6" x 14' 10" (6.25m x 4.52m) max

DINING AREA 20' 0" x 8' 7" (6.1m x 2.62m)

CONSERVATORY 14' 5" x 11' 1" (4.39m x 3.38m)

1ST FLR STAIR & LANDING 11' 2" x 7' 5" (3.4m x 2.26m) max

DOUBLE BEDROOM 1 15' 3" x 12' 4" (4.65m x 3.76m) max

DOUBLE BEDROOM 2 15' 0" x 12' 4" (4.57m x 3.76m) max

BEDROOM 4 8' 11" x 7' 5" (2.72m x 2.26m)

BATHROOM 11' 2" x 7' 5" (3.4m x 2.26m)

2ND FLR STAIR & STUDY 17' 1" x 8' 7" (5.21m x 2.62m) max

2ND FLOOR DBL BEDROOM 3 17' 1" x 11' 2" (5.21m x 3.4m)

UTILITY CELLAR 19' 11" x 13' 6" (6.07m x 4.11m) max

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND

D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS

Tel: 0113 2 909 333

www.homemm.co.uk

